

WHAT IS "AFFORDABLE HOUSING" IN YOUR AREA?

Prepared by the Colorado Division of Housing, October 2003

Definitions:

- * AMI - 2003 Area Median Income for 3 person families, by county, as calculated by HUD.
- * Affordable Payment - equals 30% of monthly income, including rent or PITI and utilities.
- * Median rents are for two bedroom/one bath units, not including utilities, from the September 2003 Multi-Family Housing Vacancy & Rental Survey from the Colorado Division of Housing and the Metro Apartment Association.
- * Affordable Sales Price - assumes 25% of monthly income pays for principle & interest only on an FHA mortgage with 3% down, 6.18% interest, and 30 year term. Assumes 4% of monthly income pays for taxes & insurance.
- * Interest Rate - 6.18% is the average effective rate for 30 year, fixed rate FHA mortgages, as quoted by the Mortgage Bankers Association of America for the week ending October 17, 2003.
- * Median Sales Price - is based on 3rd Quarter 2003, Multiple Listing Service (MLS) information from the Colorado Association of Realtors, Metrolist, & IRES. This data is county specific, unless an MLS area is noted in the chart.
- * Benchmark Home Value - is the average value of 1300 square foot single family units as of January 1, 2003. It is based on an analysis of assessment data prepared by ValueWest, Inc.
- * # Units Available - is the number of single family and condo units available for sale at or below the "Affordable Sale Price" for 3 person households earning 80% & 60% AMI. It is based on listings in Realtor.com, Recolorado.com and Coloproperty.com, found October 28 - November 3, 2003.
- * N/A - not available.
- * sf = single family homes, including manufactured homes.
- * co = condos & townhomes.

COUNTY	3-Person *AMI	*Affordable Payment	*Median Rent-09/03 2br/1ba	*Affordable Sales Price 6.18%	*Median Sales Price 3rd Quarter '03	*Benchmark Home Value	*# Units Available <80% AMI	*# Units Available <60% AMI
Adams	Median \$61,200 < 80% \$50,350 < 60% \$37,740 < 50% \$31,450 < 30% \$18,850	\$1,530 \$1,259 \$944 \$786 \$471	\$730	\$215,068 \$176,939 \$132,625 \$110,521 \$66,242	\$195,000 sf \$149,000 co	\$192,953	655 sf 449 co	80 sf 193 co
Alamosa	Median \$36,180 < 80% \$36,150 < 60% \$27,120 < 50% \$22,600 < 30% \$13,550	\$905 \$904 \$678 \$565 \$339	\$339	\$127,143 \$127,038 \$95,305 \$79,420 \$47,617	\$90,000 sf *N/A co San Luis Valley	\$81,108	59 sf 0 co	32 sf 0 co
Arapahoe	Median \$61,200 < 80% \$50,350 < 60% \$37,740 < 50% \$31,450 < 30% \$18,850	\$1,530 \$1,259 \$944 \$786 \$471	\$790	\$215,068 \$176,939 \$132,625 \$110,521 \$66,242	\$223,000 sf \$150,000 co	\$183,558	398 sf 1,373 co	20 sf 733 co
Archuleta	Median \$42,570 < 80% \$36,150 < 60% \$27,120 < 50% \$22,600 < 30% \$13,550	\$1,064 \$904 \$678 \$565 \$339	*N/A	\$149,599 \$127,038 \$95,305 \$79,420 \$47,617	\$212,963 sf *N/A co Pagosa Springs	\$132,862	78 sf 45 co	59 sf 28 co
Baca	Median \$31,410 < 80% \$36,150 < 60% \$27,120 < 50% \$22,600 < 30% \$13,550	\$785 \$904 \$678 \$565 \$339	*N/A	\$110,380 \$127,038 \$95,305 \$79,420 \$47,617	*N/A sf *N/A co	\$38,221	*N/A sf *N/A co	*N/A sf *N/A co
Bent	Median \$38,100 < 80% \$36,150 < 60% \$27,120 < 50% \$22,600 < 30% \$13,550	\$953 \$904 \$678 \$565 \$339	*N/A	\$133,890 \$127,038 \$95,305 \$79,420 \$47,617	*N/A sf *N/A co	\$43,087	28 sf *N/A co	28 sf *N/A co

COUNTY	3-Person *AMI	*Affordable Payment	*Median Rent-09/03 2br/1ba	*Affordable Sales Price 6.18%	*Median Sales Price 3rd Quarter '03	*Benchmark Home Value	*# Units Available <80% AMI	*# Units Available <60% AMI
Boulder	Median \$73,710 < 80% \$50,850 < 60% \$46,980 < 50% \$39,150 < 30% \$23,500	\$1,843 \$1,271 \$1,175 \$979 \$588	\$995	\$259,030 \$178,696 \$165,096 \$137,580 \$82,583	\$312,500 sf \$186,500 co	\$269,105	111 sf 291 co	69 sf 218 co
Broomfield	Median \$61,200 < 80% \$50,350 < 60% \$37,740 < 50% \$31,450 < 30% \$18,850	\$1,530 \$1,259 \$944 \$786 \$471	\$995	\$215,068 \$176,939 \$132,625 \$110,521 \$66,242	\$247,950 sf \$224,900 co	\$231,892	5 sf 6 co	1 sf 1 co
Chaffee	Median \$39,870 < 80% \$36,150 < 60% \$27,120 < 50% \$22,600 < 30% \$13,550	\$997 \$904 \$678 \$565 \$339	\$517 Buena Vista \$412 Salida	\$140,110 \$127,038 \$95,305 \$79,420 \$47,617	\$161,250 sf *N/A co	\$173,767	38 sf 2 co	20 sf 1 co
Cheyenne	Median \$43,290 < 80% \$36,150 < 60% \$27,120 < 50% \$22,600 < 30% \$13,550	\$1,082 \$904 \$678 \$565 \$339	*N/A	\$152,129 \$127,038 \$95,305 \$79,420 \$47,617	*N/A sf *N/A co	\$43,921	*N/A sf *N/A co	*N/A sf *N/A co
Clear Creek	Median \$58,320 < 80% \$46,650 < 60% \$34,980 < 50% \$29,150 < 30% \$17,500	\$1,458 \$1,166 \$875 \$729 \$438	*N/A	\$204,947 \$163,936 \$122,926 \$102,438 \$61,498	*N/A sf *N/A co	\$254,487	41 sf 16 co	25 sf 12 co
Conejos	Median \$28,980 < 80% \$36,150 < 60% \$27,120 < 50% \$22,600 < 30% \$13,550	\$725 \$904 \$678 \$565 \$339	*N/A	\$101,841 \$127,038 \$95,305 \$79,420 \$47,617	\$90,000 sf *N/A co San Luis Valley	\$64,168	14 sf *N/A co	10 sf *N/A co
Costilla	Median \$24,840 < 80% \$36,150 < 60% \$27,120 < 50% \$22,600 < 30% \$13,550	\$621 \$904 \$678 \$565 \$339	*N/A	\$87,292 \$127,038 \$95,305 \$79,420 \$47,617	\$90,000 sf *N/A co San Luis Valley	\$71,429	17 sf *N/A co	11 sf *N/A co
Crowley	Median \$29,880 < 80% \$36,150 < 60% \$27,120 < 50% \$22,600 < 30% \$13,550	\$747 \$904 \$678 \$565 \$339	*N/A	\$105,004 \$127,038 \$95,305 \$79,420 \$47,617	*N/A sf *N/A co	\$55,714	60 sf *N/A co	54 sf *N/A co
Custer	Median \$41,130 < 80% \$36,150 < 60% \$27,120 < 50% \$22,600 < 30% \$13,550	\$1,028 \$904 \$678 \$565 \$339	*N/A	\$144,538 \$127,038 \$95,305 \$79,420 \$47,617	\$122,500 sf *N/A co Royal Gorge	\$123,390	7 sf *N/A co	0 sf *N/A co
Delta	Median \$36,990 < 80% \$36,150 < 60% \$27,120	\$925 \$904 \$678	*N/A	\$129,989 \$127,038 \$95,305	\$146,250 sf *N/A co	\$127,170	61 sf *N/A co	26 sf *N/A co

	< 50% \$22,600	\$565		\$79,420				
	< 30% \$13,550	\$339		\$47,617				

COUNTY	3-Person *AMI	*Affordable Payment	*Median Rent-09/03 2br/1ba	*Affordable Sales Price 6.18%	*Median Sales Price 3rd Quarter '03	*Benchmark Home Value	*# Units Available <80% AMI	*# Units Available <60% AMI
Denver	Median \$61,200 < 80% \$50,350 < 60% \$37,740 < 50% \$31,450 < 30% \$18,850	\$1,530 \$1,259 \$944 \$786 \$471	\$748	\$215,068 \$176,939 \$132,625 \$110,521 \$66,242	\$220,000 sf \$160,000 co	\$276,010	890 sf 1,186 co	137 sf 764 co
Dolores	Median \$34,290 < 80% \$36,150 < 60% \$27,120 < 50% \$22,600 < 30% \$13,550	\$857 \$904 \$678 \$565 \$339	*N/A	\$120,501 \$127,038 \$95,305 \$79,420 \$47,617	\$107,500 sf *N/A co Cortez Area	\$50,983	28 sf *N/A co	22 sf *N/A co
Douglas	Median \$61,200 < 80% \$50,350 < 60% \$37,740 < 50% \$31,450 < 30% \$18,850	\$1,530 \$1,259 \$944 \$786 \$471	\$1,048	\$215,068 \$176,939 \$132,625 \$110,521 \$66,242	\$279,600 sf \$169,000 co	\$210,289	25 sf 125 co	1 sf 40 co
Eagle	Median \$66,240 < 80% \$50,850 < 60% \$40,440 < 50% \$33,700 < 30% \$20,200	\$1,656 \$1,271 \$1,011 \$843 \$505	\$1,102	\$232,779 \$178,696 \$142,113 \$118,428 \$70,986	\$316,667 sf \$223,438 co Vail	\$366,970	17 sf 29 co	15 sf 15 co
Elbert	Median \$67,950 < 80% \$50,850 < 60% \$40,800 < 50% \$34,000 < 30% \$20,400	\$1,699 \$1,271 \$1,020 \$850 \$510	*N/A	\$238,788 \$178,696 \$143,378 \$119,482 \$71,689	\$275,500 sf *N/A co	\$264,448	13 sf 1 co	10 sf 1 co
El Paso	Median \$53,730 < 80% \$43,000 < 60% \$32,220 < 50% \$26,850 < 30% \$16,100	\$1,343 \$1,075 \$806 \$671 \$403	\$625 Colorado Springs	\$188,817 \$151,110 \$113,227 \$94,356 \$56,578	\$197,303 sf *N/A co Pikes Peak	\$254,682	617 sf 386 co	124 sf 232 co
Fremont	Median \$41,310 < 80% \$36,150 < 60% \$27,120 < 50% \$22,600 < 30% \$13,550	\$1,033 \$904 \$678 \$565 \$339	\$512 Canon City	\$145,171 \$127,038 \$95,305 \$79,420 \$47,617	\$122,500 sf *N/A co Royal Gorge	\$129,419	99 sf *N/A co	66 sf *N/A co
Garfield	Median \$52,560 < 80% \$42,050 < 60% \$31,560 < 50% \$26,300 < 30% \$15,750	\$1,314 \$1,051 \$789 \$658 \$394	\$544 Glenwood Springs	\$184,705 \$147,771 \$110,907 \$92,423 \$55,348	\$262,500 sf \$210,714 co Glenwood Springs	\$228,978	74 sf 16 co	47 sf 2 co
Gilpin	Median \$59,490 < 80% \$50,850 < 60% \$44,100 < 50% \$36,750 < 30% \$22,050	\$1,487 \$1,271 \$1,103 \$919 \$551	*N/A	\$209,058 \$178,696 \$154,975 \$129,146 \$77,488	*N/A sf *N/A co	\$230,757	18 sf *N/A co	7 sf *N/A co

Grand	Median \$54,180 < 80% \$43,350 < 60% \$32,520 < 50% \$27,100 < 30% \$16,250	\$1,355 \$1,084 \$813 \$678 \$406	*N/A	\$190,398 \$152,340 \$114,281 \$95,234 \$57,105	\$312,500 sf \$170,000 co	\$272,219	31 sf 77 co	15 sf 42 co
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Gunnison	Median \$50,670 < 80% \$40,550 < 60% \$30,420 < 50% \$25,350 < 30% \$15,200	\$1,267 \$1,014 \$761 \$634 \$380	\$521 Gunnison	\$178,063 \$142,500 \$106,901 \$89,084 \$53,416	\$218,750 sf \$160,000 co*	\$226,690	50 sf 83 co	33 sf 39 co
Hinsdale	Median \$38,610 < 80% \$36,150 < 60% \$27,120 < 50% \$22,600 < 30% \$13,550	\$965 \$904 \$678 \$565 \$339	*N/A	\$135,682 \$127,038 \$95,305 \$79,420 \$47,617	*N/A sf *N/A co	\$208,636	5 sf 4 co	2 sf 4 co
Huerfano	Median \$31,320 < 80% \$36,150 < 60% \$27,120 < 50% \$22,600 < 30% \$13,550	\$783 \$904 \$678 \$565 \$339	*N/A	\$110,064 \$127,038 \$95,305 \$79,420 \$47,617	*N/A sf *N/A co	\$73,976	44 sf 3 co	29 sf 0 co
Jackson	Median \$35,100 < 80% \$36,150 < 60% \$27,120 < 50% \$22,600 < 30% \$13,550	\$878 \$904 \$678 \$565 \$339	*N/A	\$123,348 \$127,038 \$95,305 \$79,420 \$47,617	*N/A sf *N/A co	\$92,356	2 sf *N/A co	2 sf *N/A co
Jefferson	Median \$61,200 < 80% \$50,350 < 60% \$37,740 < 50% \$31,450 < 30% \$18,850	\$1,530 \$1,259 \$944 \$786 \$471	\$758	\$215,068 \$176,939 \$132,625 \$110,521 \$66,242	\$250,000 sf \$154,900 co	\$233,741	129 sf 723 co	20 sf 298 co
Kiowa	Median \$32,130 < 80% \$36,150 < 60% \$27,120 < 50% \$22,600 < 30% \$13,550	\$803 \$904 \$678 \$565 \$339	*N/A	\$112,911 \$127,038 \$95,305 \$79,420 \$47,617	*N/A sf *N/A co	\$26,341	5 sf *N/A co	5 sf *N/A co
Kit Carson	Median \$40,500 < 80% \$36,150 < 60% \$27,120 < 50% \$22,600 < 30% \$13,550	\$1,013 \$904 \$678 \$565 \$339	*N/A	\$142,324 \$127,038 \$95,305 \$79,420 \$47,617	*N/A sf *N/A co	\$60,849	9 sf *N/A co	9 sf *N/A co
Lake	Median \$41,310 < 80% \$36,150 < 60% \$27,120 < 50% \$22,600 < 30% \$13,550	\$1,033 \$904 \$678 \$565 \$339	\$512	\$145,171 \$127,038 \$95,305 \$79,420 \$47,617	*N/A sf *N/A co	\$132,459	13 sf 2 co	8 sf 0 co

La Plata	Median \$48,870 < 80% \$39,100 < 60% \$29,340 < 50% \$24,450 < 30% \$14,650	\$1,222 \$978 \$734 \$611 \$366	\$696 Durango	\$171,738 \$137,404 \$103,106 \$85,922 \$51,483	\$201,923 sf \$145,000 co Durango	\$188,258	40 sf 43 co	24 sf 37 co
Larimer	Median \$58,320 < 80% \$46,650 < 60% \$34,980 < 50% \$29,150 < 30% \$17,500	\$1,458 \$1,166 \$875 \$729 \$438	\$743 Fort Collins/ Loveland	\$204,947 \$163,936 \$122,926 \$102,438 \$61,498	\$219,950 sf \$156,500 co	\$184,400	246 sf 302 co	88 sf 97 co

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Las Animas	Median \$32,400 < 80% \$36,150 < 60% \$27,120 < 50% \$22,600 < 30% \$13,550	\$810 \$904 \$678 \$565 \$339	*N/A	\$113,859 \$127,038 \$95,305 \$79,420 \$47,617	*N/A sf *N/A co	\$69,879	67 sf *N/A co	49 sf *N/A co
Lincoln	Median \$37,350 < 80% \$36,150 < 60% \$27,120 < 50% \$22,600 < 30% \$13,550	\$934 \$904 \$678 \$565 \$339	*N/A	\$131,255 \$127,038 \$95,305 \$79,420 \$47,617	*N/A sf *N/A co	\$53,849	2 sf *N/A co	0 sf *N/A co
Logan	Median \$39,780 < 80% \$36,150 < 60% \$27,120 < 50% \$22,600 < 30% \$13,550	\$995 \$904 \$678 \$565 \$339	\$382 Ft Morgan/ Sterling	\$139,794 \$127,038 \$95,305 \$79,420 \$47,617	\$81,667 sf *N/A co	\$72,175	88 sf 1 co	69 sf 1 co
Mesa	Median \$40,950 < 80% \$36,150 < 60% \$27,120 < 50% \$22,600 < 30% \$13,550	\$1,024 \$904 \$678 \$565 \$339	\$511 Grand Junction	\$143,906 \$127,038 \$95,305 \$79,420 \$47,617	\$138,864 sf *N/A co Grand Junction	\$127,037	193 sf 14 co	111 sf 7 co
Mineral	Median \$37,980 < 80% \$36,150 < 60% \$27,120 < 50% \$22,600 < 30% \$13,550	\$950 \$904 \$678 \$565 \$339	*N/A	\$133,468 \$127,038 \$95,305 \$79,420 \$47,617	*N/A sf *N/A co	\$80,589	0 sf *N/A co	0 sf *N/A co
Moffat	Median \$42,480 < 80% \$36,150 < 60% \$27,120 < 50% \$22,600 < 30% \$13,550	\$1,062 \$904 \$678 \$565 \$339	*N/A	\$149,282 \$127,038 \$95,305 \$79,420 \$47,617	\$140,000 sf* *N/A co Craig	\$81,055	45 sf *N/A co	29 sf *N/A co
Montezuma	Median \$35,550 < 80% \$36,150 < 60% \$27,120 < 50% \$22,600 < 30% \$13,550	\$889 \$904 \$678 \$565 \$339	*N/A	\$124,929 \$127,038 \$95,305 \$79,420 \$47,617	\$107,500 sf *N/A co Cortez	\$103,826	166 sf 1 co	99 sf 0 co
Montrose	Median \$38,970 < 80% \$36,150	\$974 \$904		\$136,948 \$127,038	\$152,222 sf	\$119,885	107 sf	55 sf

	< 60% \$27,120 < 50% \$22,600 < 30% \$13,550	\$678 \$565 \$339	\$481 Montrose	\$95,305 \$79,420 \$47,617	\$145,000 co*		5 co	2 co
Morgan	Median \$37,080 < 80% \$36,150 < 60% \$27,120 < 50% \$22,600 < 30% \$13,550	\$927 \$904 \$678 \$565 \$339	\$382 Ft Morgan/ Sterling	\$130,306 \$127,038 \$95,305 \$79,420 \$47,617	\$115,950 sf *N/A co	\$113,088	110 sf 0 co	63 sf 0 co
Otero	Median \$34,200 < 80% \$36,150 < 60% \$27,120 < 50% \$22,600 < 30% \$13,550	\$855 \$904 \$678 \$565 \$339	*N/A	\$120,185 \$127,038 \$95,305 \$79,420 \$47,617	*N/A sf *N/A co	\$70,473	132 sf *N/A co	111 sf *N/A co

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Ouray	Median \$48,330 < 80% \$38,650 < 60% \$28,980 < 50% \$24,150 < 30% \$14,500	\$1,208 \$966 \$725 \$604 \$363	*N/A	\$169,840 \$135,823 \$101,841 \$84,867 \$50,956	*N/A sf *N/A co	\$167,951	4 sf 0 co	4 sf 0 co
Park	Median \$55,260 < 80% \$44,200 < 60% \$33,180 < 50% \$27,650 < 30% \$16,600	\$1,382 \$1,105 \$830 \$691 \$415	*N/A	\$194,193 \$155,327 \$116,600 \$97,167 \$58,335	*N/A sf *N/A co	\$217,528	118 sf 7 co	33 sf 3 co
Phillips	Median \$37,170 < 80% \$36,150 < 60% \$27,120 < 50% \$22,600 < 30% \$13,550	\$929 \$904 \$678 \$565 \$339	*N/A	\$130,622 \$127,038 \$95,305 \$79,420 \$47,617	*N/A sf *N/A co	\$72,353	3 sf *N/A co	2 sf *N/A co
Pitkin	Median \$90,360 < 80% \$50,850 < 60% \$48,900 < 50% \$40,750 < 30% \$24,450	\$2,259 \$1,271 \$1,223 \$1,019 \$611	\$826 Aspen	\$317,541 \$178,696 \$171,843 \$143,203 \$85,922	\$392,857 sf \$358,333 co Aspen	\$815,476	6 sf 31 co	6 sf 27 co
Prowers	Median \$35,370 < 80% \$36,150 < 60% \$27,120 < 50% \$22,600 < 30% \$13,550	\$884 \$904 \$678 \$565 \$339	*N/A	\$124,296 \$127,038 \$95,305 \$79,420 \$47,617	*N/A sf *N/A co	\$65,375	4 sf *N/A co	4 sf *N/A co
Pueblo	Median \$38,160 < 80% \$36,150 < 60% \$27,120 < 50% \$22,600 < 30% \$13,550	\$954 \$904 \$678 \$565 \$339	\$492	\$134,101 \$127,038 \$95,305 \$79,420 \$47,617	\$106,970 sf \$115,000 co* Pueblo	\$116,586	589 sf 26 co	394 sf 11 co
Rio Blanco	Median \$42,750 < 80% \$36,150 < 60% \$27,120 < 50% \$22,600	\$1,069 \$904 \$678 \$565	*N/A	\$150,231 \$127,038 \$95,305 \$79,420	*N/A sf *N/A co	\$102,076	4 sf 1 co	2 sf 1 co

	< 30% \$13,550	\$339		\$47,617				
Rio Grande	Median \$35,280 < 80% \$36,150 < 60% \$27,120 < 50% \$22,600 < 30% \$13,550	\$882 \$904 \$678 \$565 \$339	*N/A	\$123,980 \$127,038 \$95,305 \$79,420 \$47,617	\$90,000 sf *N/A co San Luis Valley	\$89,296	95 sf 1 co	65 sf 1 co
Routt	Median \$59,040 < 80% \$47,250 < 60% \$35,400 < 50% \$29,500 < 30% \$17,700	\$1,476 \$1,181 \$885 \$738 \$443	\$603 Steamboat Springs	\$207,477 \$166,045 \$124,402 \$103,668 \$62,201	\$311,111 sf \$225,000 co Steamboat Springs	\$230,633	50 sf 52 co	34 sf 22 co
Saguache	Median \$29,160 < 80% \$36,150 < 60% \$27,120 < 50% \$22,600 < 30% \$13,550	\$729 \$904 \$678 \$565 \$339	*N/A	\$102,473 \$127,038 \$95,305 \$79,420 \$47,617	\$90,000 sf *N/A co San Luis Valley	\$74,195	26 sf *N/A co	16 sf *N/A co

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San Juan	Median \$37,980 < 80% \$36,150 < 60% \$27,120 < 50% \$22,600 < 30% \$13,550	\$950 \$904 \$678 \$565 \$339	*N/A	\$133,468 \$127,038 \$95,305 \$79,420 \$47,617	*N/A sf *N/A co	\$117,343	0 sf *N/A co	0 sf *N/A co
San Miguel	Median \$58,680 < 80% \$50,750 < 60% \$38,100 < 50% \$31,750 < 30% \$19,050	\$1,467 \$1,269 \$953 \$794 \$476	*N/A	\$206,212 \$178,345 \$133,890 \$111,575 \$66,945	\$950,000 sf \$375,000 co* Telluride	\$405,027	14 sf 0 co	7 sf 0 co
Sedgwick	Median \$32,130 < 80% \$36,150 < 60% \$27,120 < 50% \$22,600 < 30% \$13,550	\$803 \$904 \$678 \$565 \$339	*N/A	\$112,911 \$127,038 \$95,305 \$79,420 \$47,617	*N/A sf *N/A co	\$46,907	2 sf *N/A co	1 sf *N/A co
Summit	Median \$64,710 < 80% \$50,850 < 60% \$39,240 < 50% \$32,700 < 30% \$19,650	\$1,618 \$1,271 \$981 \$818 \$491	\$855	\$227,402 \$178,696 \$137,896 \$114,914 \$69,054	*N/A sf *N/A co	\$333,258	10 sf 214 co	8 sf 106 co
Teller	Median \$55,260 < 80% \$48,150 < 60% \$36,120 < 50% \$30,100 < 30% \$18,050	\$1,382 \$1,204 \$903 \$753 \$451	*N/A	\$194,193 \$169,208 \$126,932 \$105,777 \$63,431	*N/A sf *N/A co	\$172,102	127 sf 3 co	47 sf 1 co
Washington	Median \$36,000 < 80% \$36,150 < 60% \$27,120 < 50% \$22,600 < 30% \$13,550	\$900 \$904 \$678 \$565 \$339	*N/A	\$126,510 \$127,038 \$95,305 \$79,420 \$47,617	*N/A sf *N/A co	\$53,221	7 sf *N/A co	7 sf *N/A co

Weld	Median	\$48,600	\$1,215		\$170,789				
	< 80%	\$38,900	\$973		\$136,702	\$185,430 sf	\$173,343	319 sf	93 sf
	< 60%	\$29,160	\$729	\$543	\$102,473	\$139,900 co		91 co	3 co
	< 50%	\$24,300	\$608	Greeley	\$85,395				
	< 30%	\$14,600	\$365		\$51,307				
Yuma	Median	\$37,800	\$945		\$132,836				
	< 80%	\$36,150	\$904		\$127,038	*N/A sf	\$53,504	1 sf	0 sf
	< 60%	\$27,120	\$678	*N/A	\$95,305	*N/A co		*N/A co	*N/A co
	< 50%	\$22,600	\$565		\$79,420				
	< 30%	\$13,550	\$339		\$47,617				
							TOTAL:	11,825	5,350